

DRAFT

AIA Document G701™ - 2001

Change Order

PROJECT (Name and address):

Radcliff Elementary School Renovation
- Phase 3
1145 S. Dixie Boulevard
Radcliff, Kentucky 40160

CHANGE ORDER NUMBER: 012**DATE:** October 20, 2011**OWNER:** ☒**ARCHITECT:** ☒**CONTRACTOR:** ☒**FIELD:** ☐**TO CONTRACTOR (Name and address):**

Morel Construction Co., Inc.
627 West Main Street
Louisville, Kentucky 40202

ARCHITECT'S PROJECT NUMBER: 1004**CONTRACT DATE:** January 10, 2011**CONTRACT FOR:** General Construction

KENTUCKY DEPARTMENT OF
EDUCATION: ☒

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Per recent reports (copies attached to this change order) made by American Engineers, Inc., the special inspections testing agency, 1,333.44 cubic yards of undercutting was required on site due to unsuitable soil conditions. These areas were undercut between 24"-36" and geotextile fabric was placed prior to stabilizing with imported concrete rubble fill material. For all areas requiring fill material after August 18, the contractor utilized imported shot rock fill material at the request of the Owner. Areas requiring cut and fill include the south parking area, entrance drive from Dixie Highway, and at the front visitor parking area, adjacent to the main building entrance. Due to the significant amount of undercutting required, the cut material had to be hauled off and spoiled off-site. The quantity in this change order request represents the final quantity of required cut and fill on site for the remainder of site development work in order to address unsuitable soils. All measures taken to stabilize these areas of the site were per the recommendations of American Engineers.

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be increased by this Change Order in the amount of

The new Contract Sum including this Change Order will be

\$	5,088,000.00
\$	-121,563.00
\$	5,209,563.00
\$	45,336.96
\$	5,254,899.96

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is November 25, 2011

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Sherman Carter Barnhart Architects PSC

ARCHITECT (Firm name)

100 Mallard Creek Road, Suite 151,
Louisville, Kentucky 40207

ADDRESS

Morel Construction Co., Inc.

CONTRACTOR (Firm name)

627 West Main Street, Louisville,
Kentucky 40202

ADDRESS

Hardin County Schools

OWNER (Firm name)

65 W.A. Jenkins Road, Elizabethtown,
Kentucky 42701

ADDRESS

BY (Signature)

Kenny Stanfield AIA

(Typed name)

BY (Signature)

Richard A. Clauson

(Typed name)

BY (Signature)

Nannette Johnston

(Typed name)

DATE

DATE

DATE



627 West Main Street
Louisville, KY 40202
502-568-6200 Fax 502-568-6234

REQUEST FOR CHANGE ORDER

MOREL CONSTRUCTION CO., LLC

SHERMAN CARTER BARNHART
100 Mallard Creek Rd., Suite 151
Louisville, KY 40207-5133

Attn: Ms. Myra Vaughn

RECEIVED

SEP 01 2011

Sherman/Carter/Barnhart
Architects PSC

Request No. _____

15 R1

X-No. _____

23 R1

Project _____

Radcliff Elementary - Phase 3

Project No. _____

11-01

We hereby request your formal Change Order to our contract for the following changes in the Scope of Work.

Undercut unsuitable soils and re-fill with rubblized concrete in areas 8, 9 and 10 per American Engineering Inc., July 22, 2011 and July 26, 2011 reports

1243 cy @ \$34.00 =

Total ADDITIONAL amount of this Request for Change Order

\$42,262.00

This Request is Valid for _____ Days
A Time Extension of _____ Days is Included in this Request

- A. We are proceeding with this work as per verbal authorization of _____
- B. ~~We have completed this work as per verbal authorization of~~ _____ Mr. Gary Milby
- C. We will proceed with this work only upon receipt of this signed authorization, or formal Change Order.

SIGNED: _____

DATE: _____

MOREL CONSTRUCTION CO., LLC

1. ORIGINAL - Architect
2. COPY - Owner/Architect File
3. COPY - X File

By: Richard A. Clauson
Richard A. Clauson - Vice President

August 31, 2011
Date



65 Aberdeen Drive
Glasgow, KY 42141
(270) 651-7220

COPY

AMERICAN ENGINEERS, INC.
PROFESSIONAL ENGINEERING
www.aei.cc

Project Name: Radcliff Elementary
AEI Project Number: 211-059
Phase Number: Subgrade Inspections
Date: 07/22/2011
Contractor: Morel Construction

Weather: Sunny/Humid
Foreman: Mark Deasy

Description of Observations/ Testing performed today: AEI representative arrived onsite @ 7:42 a.m. to perform inspection for soils around the east and south sides of the elementary school building. Work was already being performed of rolling in the areas with the smooth drum roller to compact the areas prior to arrival. There were four areas identified as unsuitable and needed to be undercut. Area one was approximately 89 cubic yards, area two was approximately 70 cubic yards and area three was approximately 89 cubic yards. After these three areas were undercut from depths varying from 2 feet to 3 feet approximately they were covered with a layer of filter fabric and then backfilled with concrete waste as previously used on the site before. Area four is approximately 360 cubic yards assuming a 2 foot depth of undercut but was not performed on this day. See photo documentation below.

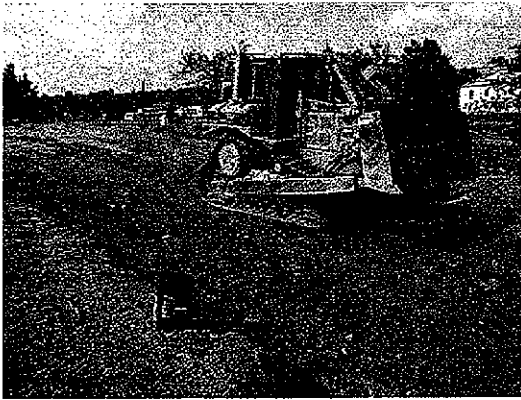


Area 1 Filled in.

South and East Areas:

89 CY
70 CY
89 CY
360 CY

Total: 608 CY



Area 2 Filled in.



Area 3 Being Filled in.

Beginning Time: 7:30 a.m.

Ending Time: 9:30 p.m.

Inspector: *Danny Stover*



65 Aberdeen Drive
Glasgow, KY 42141
(270) 651-7220

AMERICAN ENGINEERS, INC.
PROFESSIONAL ENGINEERING
www.aei.cc

Project Name: Radcliff Elementary
AEI Project Number: 211-059
Phase Number: Subgrade Inspections
Date: 07/26/2011
Contractor: Morel Construction

Weather: Sunny/Humid
Foreman: Mark Deasy

Description of Observations/ Testing performed today: AEI representative arrived onsite @ 12:16 p.m. to perform inspection for soils around the south side of the elementary school building. Work began with rolling in the areas with the smooth drum roller to compact the areas. There area undercut for the day was approximately 175 feet by 28' with depths varying from 2.5 feet to 4 feet approximately for an estimated volume of 635 cubic yards See photo documentation below.



Area of soil failure

South Area:

635 CY



Another Area of Failure



Area of Undercut for 07-26-11

Beginning Time: 11:00 a.m.

Ending Time: 5:30 p.m.

Inspector: *Danny Stover*



627 West Main Street
Louisville, KY 40202
502-568-6200 Fax 502-568-6234

REQUEST FOR CHANGE ORDER

MOREL CONSTRUCTION CO., LLC

SHERMAN CARTER BARNHART
100 Mallard Creek Rd., Suite 101
Louisville, KY 40207-5133

Attn: Ms. Myra Vaughn

SEP 15 2011

**Sherman/Carter/Barnhart
Architects PSC**

Request No.

17 R1

-No.

25 R1

Project

Radcliff Elementary - Phase 3

Project No.

11-01

We hereby request your formal Change Order to our contract for the following changes in the Scope of Work.

Undercut soft areas at east parking lot identified in American Engineers, Inc., September 13, 2011 Field Report. Refill undercut areas with shot rock material.

90.44 cy @ \$34.00/cy

Total ADDITIONAL amount of this Request for Change Order

\$3,075.00

This Request is Valid for 10 Days

A Time Extension of 15 Days is Included in this Request

A. We are proceeding with this work as per verbal authorization of _____

B. We have completed this work as per verbal authorization of _____

C. We will proceed with this work only upon receipt of this signed authorization or formal Change Order.

SIGNED: _____

DATE: _____

MOREL CONSTRUCTION CO., LLC

1. ORIGINAL - Architect
2. COPY - Owner/Architect File
3. COPY - X File

By: _____

Richard A. Clauson - Vice President

September 14, 2011
Date



PE AND CIVIL ENGR
STATE OF NY 45121
12/10/10 12/10/10

AMERICAN ENGINEERS, INC.
PROFESSIONAL ENGINEERING
45121

Project Name: Radcliff Elementary
AEI Project Number: 211-059
Phase Number: Subgrade Inspections
Date: 09/13/2011
Contractor: Morel Construction

Weather: Sunny
Foreman: Mark Deasy

COPY

Description of Observations/ Testing performed today: AEI representative arrived onsite @ 7:45 a.m. to perform inspection for soils around the east side of the elementary school building. As AEI arrived on site the area was being scraped off with a dozer and was afterwards rolled in with a smooth drum roller and then proof rolled with a fully loaded dump truck. The initial failing areas measured approximately 34'x16', 23'x11' and 25'x24'. The proof rolling was also observed by Rusty Taylor of the Hardin County School System. Final undercut dimensions were taken with the assistance of Rusty Taylor and were as follows: 22'x38'x1.5', 9'x22'x2', 9'x28'x1.5' and 12'x23'x1.5' for a total of 2,442 cubic feet or 90.44 cubic yards. Crushed aggregate was placed over top of a geotextile fabric liner and then pushed in with a dozer and compacted with a smooth drum roller. AEI was also notified after aggregate placement that DGA would be used over top of this whole east side area to help protect the soil in the event of rain chances in the coming days. See photo documentation below.



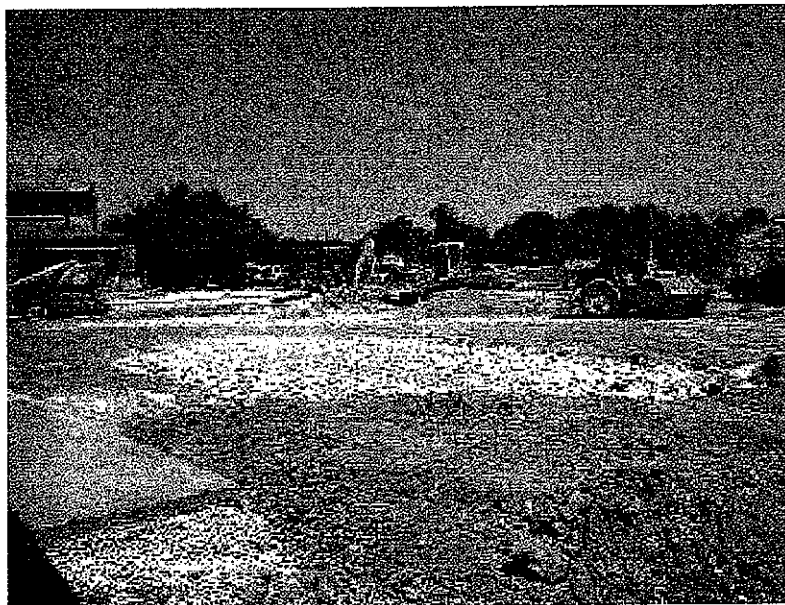
Example of failed proof roll.

Front Parking Area:

90.44 CY



Undercut areas being filled in with crushed aggregate.



Undercut areas being filled in with crushed aggregate.

Beginning Time: 7:30 a.m.

Ending Time: 3:30 p.m.

Inspector: *Danny Stover*

2508 Nelson Miller Parkway
Louisville, KY 40223
(502) 245-3813
www.aei.cc



AMERICAN ENGINEERS, INC.
PROFESSIONAL ENGINEERING

PAGE No. 1 OF 1

PROJECT No. 211-059

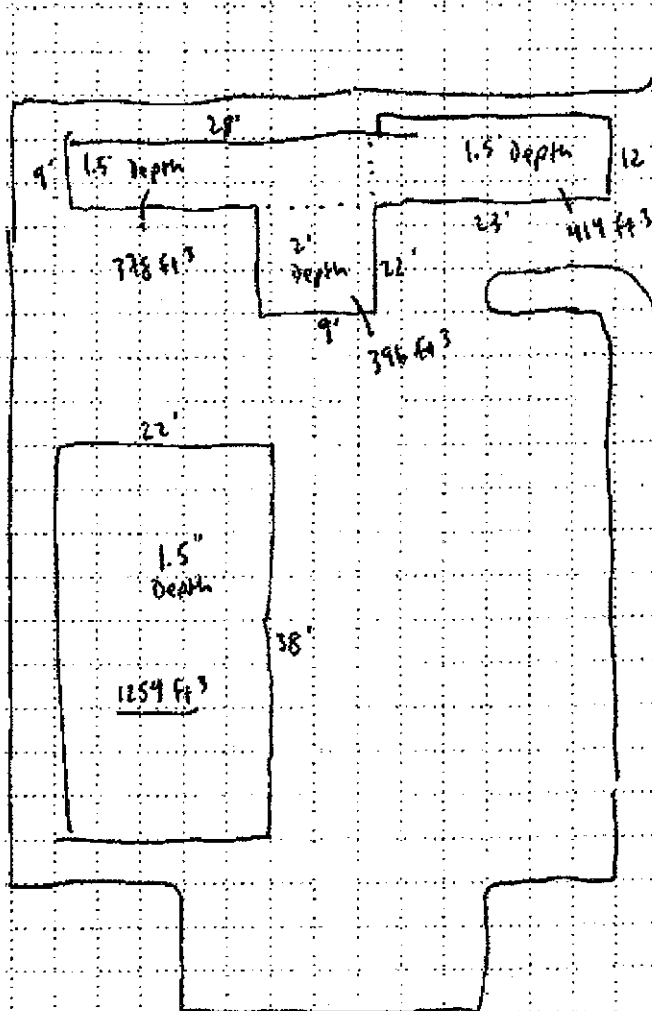
COUNTY Hardin

CALC. BY DAS DATE 9-13-11

STRUCTURE Radcliff Elementary School

ROAD

CHK'D BY W. T. Fack DATE



414
396
378
+ 1254

$2442 \text{ ft}^3 \div 27 =$

90,444 yds³



MOREL CONSTRUCTION CO., LLC

July 26, 2011

RECEIVED

AUG 22 2011

Sherman Carter Barnhart
100 Mallard Creek Rd., Ste. 151
Louisville, KY 40207

Sherman Carter Barnhart
Architects PSC

Attn: Ms. Myra Vaughn

RE: **RENOVATION TO RADCLIFF ELEMENTARY SCHOOL - PHASE 3**

Dear Ms. Vaughn,

This is to respond to your recent e-mail regarding the unsuitable soil replacement cost. If you recall, when it was determined that the unsuitable material must be hauled off-site, Morel Construction Co., LLC agreed to forego it's 7.5% mark-up on the additional haul cost of \$7.00/c.y. Applied to the total yardage removed so far, (3,287 c.y.), this amounts to a savings to the Owner of \$1,725.68. Additionally, at the last Progress Meeting, Morel Construction Co., LLC agreed to cut the unit prices \$10.00/c.y. for the material removed after July 19, 2011. This amounted to a savings to the Owner of \$12,540.00 for a total of \$14,265.68 discount from the Contract Unit Prices.

Considering the above, it is apparent that Morel Construction Co., LLC has negotiated with the Owner by providing them a cost savings of over 10% off the Contract Unit Price Cost. It should also be understood that Morel Construction Co., LLC has incurred other costs related to delays resulting from the undercut operation. Some of these costs are additional overtime, construction of a temporary parking lot on the east side of the site, removal of this lot and seeding of this area. These costs are being absorbed by Morel Construction Co., LLC but are really extra costs directly attributable to the undercut work.

Should you need further information regarding this matter, feel free to contact this office.

Very truly yours,

MOREL CONSTRUCTION CO., LLC

Richard A. Clauson
Vice President

RAC/dls

627 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502-568-6200 FAX: 502-568-6234

2801 ALEXANDRIA PIKE
HIGHLAND HEIGHTS, KENTUCKY 41076
859-442-7100 FAX: 859-442-8175

KENTUCKY DEPARTMENT OF EDUCATION
DIVISION OF FACILITIES MANAGEMENT

CHANGE ORDER SUPPLEMENTAL
INFORMATION FORM

702 KAR 4:160

(Supplement to AIA G701 and G701/CMA Change Order Forms)

District: Hardin County District Code: 231 Facility Name: Radcliff Elementary School School Code: _____

BG #: 11-074 Project: Radcliff Elementary School Renovation – Phase 3 Contract/Bid Package: _____

Original Contract Sum: \$5,088,000.00 Change Order Number: 12

Requested Change Order Amount \$ 45,336.96 Time Extension Required: ☐ Yes ☒ No

NOTE: All change orders shall be submitted with complete cost breakdown including materials, labor, overhead and profit, and any other descriptive drawings and information.

Contract change requested by:

☐ Local Board of Education ☐ General Contractor
☐ Architect/Engineer ☐ Construction Manager
☐ Code Enforcement Official ☒ Other: Found condition

Change Order Description and Justification:

Per recent reports (copies attached to this change order) made by American Engineers, Inc., the special inspections testing agency, 1,333.44 cubic yards of undercutting was required on site due to unsuitable soil conditions. These areas were undercut between 24"-36" and geotextile fabric was placed prior to stabilizing with imported concrete rubble fill material. For all areas requiring fill material after August 18, the contractor utilized imported shot rock fill material at the request of the Owner. Areas requiring cut and fill include the south parking area, entrance drive from Dixie Highway, and at the front visitor parking area, adjacent to the main building entrance. Due to the significant amount of undercutting required, the cut material had to be hauled off and spoiled off-site. The quantity in this change order request represents the final quantity of required cut and fill on site for the remainder of site development work in order to address unsuitable soils. All measures taken to stabilize these areas of the site were per the recommendations of American Engineers.

Cost Benefit to Owner:

Stabilization of unsuitable soils at the south parking area, entrance drive from Dixie Highway, and front visitor parking area per American Engineers, Inc., required to obtain successful compaction prior to final paving.

Have contract unit prices been utilized to support the cost associated with this change order?

☒ Yes ☐ No

Is the cost for this change order supported by an alternate bid or competitive price quote(s)?

☐ Yes ☒ No

Does this change order affect the total Architect/Engineer design fee for this project? ☐ Yes ☒ No

Current A/E Contract Amount: \$ _____

Fee Amount for this change +/-: \$ _____

New A/E Contract Amount: \$ _____

Board of Education Designee Signature

Date